

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
April 08, 2014**

MEMBERS PRESENT: Joe Wise, Vice-Chairman
Greg Cox, Secretary
Jenny Brock
Brenda Clarke
Jamie Povlich
Jim Woods

MEMBERS ABSENT: Kevin Cole, Chairman
Thomas Hord
Dan Rutledge
John Hunter, Assistant Secretary

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Jessica Harmon, Planner
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector

Vice-Chairman Wise called the meeting to order at 6:10 p.m. Commissioner Brock gave the invocation, and Commissioner Povlich led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on March 11, 2014, were approved by 6 – 0.

The first item on the agenda was to consider Final Plat approval of Replat of Lot 8R of the Rivers Edge Subdivision. This was a request for a variance the abandonment of the drainage and utility easement along the northerly property line for lot 8R of the River Edge Subdivision. The property is zoned RP-4 and the petitioner is Mr. Nathanael Lewey.

Public Hearing was held and no one spoke.

**Motion: Cox
Second: Woods**

**To recommend Final Plat and variance approval
of the Replat of Lot 8R of the Rivers Edge Sub-
division.**

The motion passed by a 6 – 0 vote.

The second item on the agenda was to consider Final Plat approval of the Village of King Springs Subdivision, a 21-lot, 10.45-acre subdivision located along King Springs Road. The property is

zoned MX-1, Mixed Use Neighborhood District. The petitioner is Eastern Eight Community Development. The subdivision received preliminary approval on October 11, 2011. At that time, the petitioner requested and received a variance to the requirements for underground utilities and sidewalks along one side of the street.

Public Hearing was held and no one spoke.

Motion: Woods

Second: Cox

To recommend Final Plat approval of the Village of King Springs Subdivision, conditioned upon \$36,000 bond per staff request 4171.

The motion passed by a 6 – 0 vote.

The third item on the agenda was a request to consider a revised Concept Plan for Rezoning #898, for property located on Cedar Grove Road. The property located off Cedar Grover Road was rezoned in 2007, from R-2 (Low Density Residential) to RP-3 (Planned Residential). A Concept Plan was required for submittal as part of that rezoning process. The revised Concept Plan indicates the location of 3 two-story multi-family unit buildings. Transportation access, a parking lot, a walking trail and buffer areas are also included, along with two detention ponds.

Public hearing was held.

Charles Porter, 1000 Ridgefield Circle, spoke against the revised Concept Plan by showing concern about the expected volume of traffic to generate with new multi-family units being built. Mr. Porter also expressed concern about the retaining ponds being a safety issue for nearby residents with small children.

Robert Potter, 2111 Lauderdale Drive, spoke against the revised Concept Plan by stating similar issues such as traffic concerns, the retention ponds, and public health safety.

Josh Thomason, Pee Wee Development, spoke for the revised Concept Plan. Mr. Thomason answered Commissioners' questions regarding square footage, number of bedrooms, and the target residents for the proposed development.

Motion: Clarke

Second: Povlich

To recommend approval of a revised Concept Plan for Rezoning #898, for property located on Cedar Grove Road.

The motion passed by a 6 – 0 vote.

The fourth item on the agenda was a request to consider Rezoning Request #981, for 2226 College Road, from MS-1 (Medical Services) to B-4 (Planned Arterial Business). The petitioner proposes to construct a two-level climate controlled storage building. The petitioner is John Marshall with Mountcastle Corporation.

Public hearing was held.

Jon Marshall, 13 Cox Farm Road, with Mountcastle Corporation, spoke on behalf of the rezoning request.

Motion: Cox
Second: Woods

To recommend approval of Rezoning Request #981, for 2226 College Road, from MS-1 (Medical Services) to B-4 (Planned Arterial Business).

The motion passed by a 6 – 0 vote.

The fifth item on the agenda was a request to consider Zoning Ordinance amendments to Article II, Definition of Terms. Staff proposed a number of amendments to update existing terms. New definitions were also proposed to address new land uses.

Public hearing was held and no one spoke.

Motion: Brock
Second: Povlich

To recommend approval of Zoning Ordinance amendments to Article II, Definition of Terms.

The Motion passed by a 6 - 0 vote.

The last item on the agenda was a request to consider Zoning Ordinance amendments to Article 6.19, Light Industrial District, and Article 6.20, Heavy Industrial District, resulting from staff's continuing effort to update the Zoning Ordinance.

Public hearing was held and no one spoke.

Motion: Povlich
Second: Brock

**To recommend approval of Zoning Ordinance
amendments.**

The motion passed by a 6 – 0 vote.

There being no further business, the meeting was adjourned at 6:54 p.m.

APPROVED:

SIGNED:

Kevin Cole, Chairman

Greg Cox, Secretary